

## ORDINANCE C-47-91

AN ORDINANCE FOR THE REZONING OF 21.546 ACRES SOUTH OF  
HOME ROAD AND WEST OF HOOVER ROAD FROM R-1 TO PUD-R

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WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission gave its approval to the rezoning on May 21, 1991; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises are rezoned from R-1 - Residential to PUD-R - Residential:

Situated in the State of Ohio, County of Franklin, City of Grove City and being in Virginia Military Survey No. 5835 and containing 21.546 acres of land, more or less, said 21.546 acres of land being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.



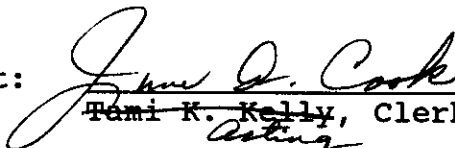
Earl R. Nicholson, President of Council

Passed: 8/5/91

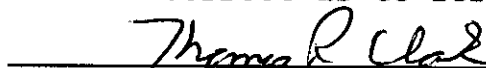
  
Richard L. Stage, Mayor

Effective: 9/4/91

Attest:

  
Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

  
Thomas Clark, Director of Law

May 9, 1991

DESCRIPTION OF 21.546 ACRES  
SOUTH OF HOME ROAD  
WEST OF HOOVER ROAD  
GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being part of Virginia Military Survey No. 5835 and being 21.546 acres out of that 25.348 acre tract of land as described in a deed to B. Scott Beaver and Thomas M. Bell, of record in Official Records Volume 12706, Page A14 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 21.546 acres being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Home Road at the northeasterly corner of Walden Bluffs, a subdivision of record in Plat Book 63, Page 100;

Thence South  $84^{\circ}06'30''$  East, along said centerline, a distance of 547.14 feet to a P.K. nail set;

Thence South  $5^{\circ}53'30''$  West, a distance of 30.00 feet a point in the southerly right-of-way line of relocated Home Road;

Thence along said southerly right-of-way line the following seven courses:

1. South  $84^{\circ}06'30''$  East, a distance of 24.87 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the right, having a radius of 470.00 feet, a central angle of  $39^{\circ}14'30''$ , the chord of which bears South  $64^{\circ}29'14''$  East, a chord distance of 315.64 feet to an iron pin set at the point of tangency;
3. South  $44^{\circ}52'00''$  East, a distance of 140.91 feet to an iron pin set;
4. South  $45^{\circ}08'00''$  West, a distance of 10.00 feet to an iron pin set at a point of curvature;
5. With the arc of a non-tangent curve to the left, having a radius of 540.00 feet, a central angle of  $30^{\circ}00'00''$ , the chord of which bears South  $59^{\circ}52'00''$  East, a chord distance of 279.52 feet to an iron pin set at the point of tangency;
6. South  $74^{\circ}52'00''$  East, a distance of 99.84 feet to an iron pin set at a point of curvature;
7. With the arc of a curve to the right, having a radius of 30.00 feet, a central angle of  $81^{\circ}27'12''$ , the chord of which bears South  $34^{\circ}08'23''$  East, a chord distance of 39.15 feet to an iron pin set in the westerly right-of-way line of Hoover Road, 30.00 feet from centerline;

Thence South  $83^{\circ}24'48''$  East, a distance of 30.00 feet to a P.K. nail set in the centerline of Hoover Road;

Thence South  $6^{\circ}35'12''$  West, along said centerline, a distance of 609.12 feet to a railroad spike found at the northeasterly corner of that 14.591 acre tract of land as described in a deed to the Board of Education of Southwestern City School District, of record in Deed Book 2924, Page 182;

Thence along the northerly boundary of said School District the following fifteen courses:

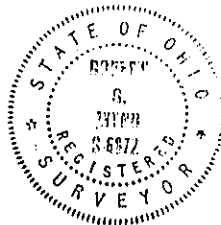
1. North 59°30'18" West, a distance of 77.78 feet to a point;
2. North 49°39'16" West, a distance of 100.12 feet to a point;
3. North 53°45'19" West, a distance of 115.92 feet to a point;
4. North 37°20'29" West, a distance of 106.34 feet to a point;
5. North 53°41'19" West, a distance of 60.41 feet to a point;
6. North 72°03'02" West, a distance of 99.32 feet to a point;
7. South 66°11'28" West, a distance of 59.35 feet to a point;
8. South 77°43'48" West, a distance of 111.54 feet to a point;
9. North 70°07'02" West, a distance of 103.84 feet to a point;
10. North 89°45'47" West, a distance of 100.24 feet to a point;
11. North 86°19'56" West, a distance of 100.00 feet to a point;
12. North 84°12'15" West, a distance of 75.18 feet to a point;
13. South 88°16'25" West, a distance of 98.72 feet to a point;
14. North 84°10'06" West, a distance of 100.08 feet to a point;
15. North 81°12'30" West, a distance of 162.81 feet to an iron pin found in the easterly line of aforementioned Walden Bluffs subdivision;

Thence North 5°34'40" East, along said easterly line, a distance of 784.60 feet to the place of beginning and containing 21.546 acres of land.

Bearings herein are based on a bearing of South 6°35'12" West for the centerline of Hoover Road south of Gantz Road (from right-of-way plans for the relocation of Home Road by Evans, Mechwart, Hambleton and Tilton, Inc.).

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E BLDG CONSULTANTS".

This description was prepared from actual field survey information and from recent surveys performed by Vance Surveying and Evans, Mechwart, Hambleton and Tilton.



M-E Engineering, Inc.  
Civil Division

by Robert S. Wynd  
Robert S. Wynd,  
Registered Surveyor No. 6872